



PLANNING DIRECTOR'S HEARING AGENDA

Wednesday, July 11, 2018

**9:00 a.m.
City Hall Tower
14th Floor, Room 1446**

**200 East Santa Clara Street
San José, California 95113-1905**

Hearing Officer

**Ned Thomas, AICP, Division Manager
on behalf of**

**Rosalynn Hughey, Director
Planning, Building and Code Enforcement**

NOTICE

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Danielle Buscher at 408-535-7868 or 408-294-9337 (TTY) at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance but now need assistance, please see the technician.

NOTICE TO THE PUBLIC

1. CALL TO ORDER

Good morning, we are calling to order the Planning Director's Hearing of **July 11, 2018**. My name is **Ned Thomas** and I am the Hearing Officer for today's agenda on behalf of and delegated by the Director of Planning, Building and Code Enforcement Rosalynn Hughey.

Please note the following:

- Please turn off all cell phones.
- Copies of the agenda are available on the tables by the doors for your convenience.
- A parking validation machine for the garage under City Hall is located at the rear of the chambers.

The hearing procedure and order of input will be as follows:

1. I will identify each project as described on the agenda.
2. For those items on the Consent Calendar, I will ask if anyone wishes to speak on the item. If a separate discussion is warranted, I will move the item to the Public Hearing portion of the agenda. If a separate discussion is not needed, the item will remain on the Consent Calendar for approval.
3. For those items listed under Public Hearing, I will ask staff to provide a brief report.
4. The applicant or their representative will have up to five minutes to speak at the microphone and should identify themselves by stating their name for the record. If you do not wish to speak, please simply wave from the audience.
5. After the applicant or their representative has spoken, any member of the public who wishes to speak on the item may provide testimony, up to two minutes per speaker, either for or against the project. All speakers are required to state their name for the record.
6. Following comments from the public, the applicant may make additional remarks for up to five minutes.
7. I will then close the public hearing, and I may ask staff to answer questions, respond to comments made by the applicant or the public, or further discuss the item. I will take action on the item.

If you challenge these land use decisions in court, you may be limited to raising only those issues you or someone else raised at this public hearing or in written correspondence delivered to the City at, or prior to, the public hearing.

The Planning Director's actions on agenda items will be final when the permit is signed and mailed, unless the permit or the environmental clearance determination is appealed. The Planning Director's actions on the permits are appealable in accordance with the requirements of Title 20 of the Municipal Code (Zoning Ordinance). The Planning Director's actions on the environmental review for the permits under the California Environmental Quality Act (CEQA) are separately appealable in accordance with the requirements of Title 21 of the Municipal Code (Environmental Clearance).

The City of San Jose is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public. The City Code of Ethics may be viewed on-line at <http://www.sanjoseca.gov/documentcenter/view/3818>

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

AGENDA

ORDER OF BUSINESS

2. DEFERRALS

Any item scheduled for hearing this morning for which deferral to a future meeting date is being requested will be moved this portion of the agenda and considered on the matter of deferral. A list of staff recommended deferrals is available on the table. I will identify any items to be deferred and ask for comments from the audience. If you want to change any of the deferral dates or speak to the question of deferring these or any other items, you should say so at this time. I will now open the public hearing. The following items are proposed for deferral.

No Items.

The matter of Deferrals is now closed.

3. CONSENT CALENDAR

NOTICE TO THE PUBLIC

Consent calendar items are considered to be routine and will be considered in one action. There will be no separate discussion of these items unless a request is made by the staff or the public to have an item removed from the consent calendar and considered separately.

- a. [H16-004.](#) Site Development Permit to allow the removal of four non-ordinance-size trees, the construction of an approximately 9,400-square foot commercial building, and the utilization of uniform parking spaces on a vacant 0.5-gross acre site, in the CP Commercial Pedestrian Zoning District, located on the northeast corner of Lincoln Avenue and Willow Street (1096 Lincoln Avenue) (J.R. Willow Glen, LLC; David Bider, Owner). Council District 6. CEQA: Mitigated Negative Declaration for the 1096 Lincoln Avenue Project.

PROJECT MANAGER, TRACY TAM

Staff Recommendation: Consider the Mitigated Negative Declaration for the 1096 Lincoln Avenue Project in accordance with CEQA. [Approve a](#) Site Development Permit as described above.

- b. [H17-024.](#) Site Development Permit to allow the demolition of two single-family residences and two accessory structures, the construction of five single-family attached residences in two buildings, and the removal of two ordinance-size trees on a 0.4-gross acre site in the R-M Multiple Residence Zoning District, located at 3111 Water Street (Luan Ngo and Nhanai Tonnu Trustee, Owner). Council District 7. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(b) for New Construction for up to six units in an urbanized area.

PROJECT MANAGER, SHAUNN MENDRIN

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Site Development Permit as described above.

- c. [PDA16-037-01.](#) Planned Development Permit Amendment to modify the floor plans of four industrial buildings (entitled but not yet constructed) with up to 44 separate tenant spaces, reduce the maximum building height from 30 feet to 25 feet, and allow exterior modifications, including changes in building materials and colors and increasing the number of doors from 62 to 129, on a 4.8-gross acre site located on the west side of South King Road, approximately 840 feet north of Aborn Road (2905 South King Road) (Sierra Landmark LLC, Owner). Council District 7. CEQA: Determination of Consistency with the Mitigated Negative Declaration for the 2905 South King Road Ministorage & Light Industrial Project (Resolution No. 78112).

PROJECT MANAGER, STEFANIE FARMER

Staff Recommendation: Consider the Determination of Consistency with the Mitigated Negative Declaration for the 2905 South King Road Ministorage & Light Industrial Project (Resolution No. 78112) in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above.

- d. [PDA72-031-04.](#) – Planned Development Permit Amendment to allow the installation of a 4,000-gallon fuel tank and removal and replacement of a generator inside an existing parking garage, construction of a new driveway, and the relocation of four non-ordinance size trees, on a 2.59-gross acre hospital site, in the A(PD) Planned Development Zoning District, located at 275 Hospital Parkway (Kaiser Foundation Hospitals, Owner). Council District 2. CEQA: Exempt in accordance with CEQA Guidelines Section 15303(e) for New Construction or Conversion of Small Structures. Deferred from 5/2, 6/6.

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above.

- e. [PDA89-082-21.](#) Planned Development Permit Amendment to allow a six-foot tall retaining wall in the rear yard of an existing single-family residence on a 0.32-gross acre site, in the A(PD) Planned Development Zoning District, located at 5716 La Seyne Place (Jennifer and Randall Krenzin, Owners). Council District: 8. CEQA: Exempt in accordance with CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RUTH CUETO

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above.

- f. [SP18-013.](#) Special Use Permit to allow the demolition of a 5,800-square foot building and an 822-square foot building on a 0.4-gross acre site in the LI Light Industrial Zoning District, located at the southeast corner of Floyd Street and Lick Avenue, (390 Floyd Street). Owner: Northern Ventures, LLC. Council District: 3. CEQA: Exempt in accordance with CEQA Guidelines Section 15301 for Existing Facilities.

PROJECT MANAGER, RHONDA BUSS

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit as described above.

- g. The projects being proposed are located on a 0.24-gross acre site on the west side of North 5th Street, approximately 100 feet northerly of East St. John Street, in the R-M Multiple Residence Zoning District (117 North 5th St.) (117N5TH, LLC, Owner). Council District: 3. CEQA: Exempt in accordance with CEQA Guidelines Section 15332 for Infill Development.
1. [SP17-015](#). Special Use Permit to construct a five-story, 28-unit multi-family residential building with an alternative parking arrangement (mechanical lift).
 2. [T17-022](#). Tentative Map to reconfigure one parcel into 28 condominium units for residential uses.

PROJECT MANAGER, LEILA HAKIMIZADEH

Staff Recommendation: Consider the Exemption in accordance with CEQA. [Approve a](#) Special Use Permit and Tentative Map as described above.

The Consent Calendar is now closed.

4. PUBLIC HEARING

No Items.

5. ADJOURNMENT

This concludes the Planning Director's Hearing for July 11, 2018. Thank you.

PLANNING DIRECTOR'S AGENDA ON THE WEB:

<http://www.sanjoseca.gov/index.aspx?nid=1765>

PUBLIC INFORMATION COUNTER

CITY OF SAN JOSÉ (408) 535-3555

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

**CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN
THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)**

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
 - b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
 - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
 - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
 - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
 - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
 - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.